



HOWKINS &
HARRISON

33 Millside Close, Northampton, NN2 7TR

Offers in excess of £220,000

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A modern two bedroom semi-detached home with garage and off road parking, located in a cul-de-sac within Kingsthorpe, offering ample local amenities such as schools, parks and Kingsthorpe High Street.

Ground Floor

The UPVC front door steps into the entrance hall with stairs leading to the first floor accommodation and fitted wooden laminate flooring leading into the kitchen, with modern gloss cabinets and work surfaces incorporating; electric oven, gas hob with extractor over, stainless steel sink, space and plumbing for washing machine and fridge. The lounge/dining room includes understairs storage and French UPVC doors to the garden.

First Floor

There are two double bedrooms both with wardrobe space, and family bathroom with shower over panelled bath, WC and wash basin.

Outside

The front garden is mainly laid to lawn with paved patio walkway to front door, driveway parking and single garage to the side. The rear garden is laid to lawn with paved patio seating area, some flower/tree beds enclosed by wooden fencing.

Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

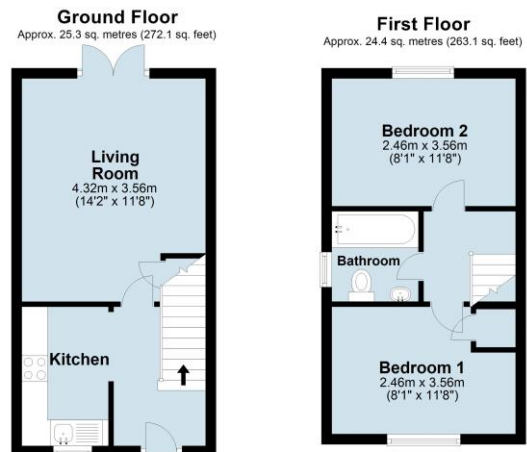
None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

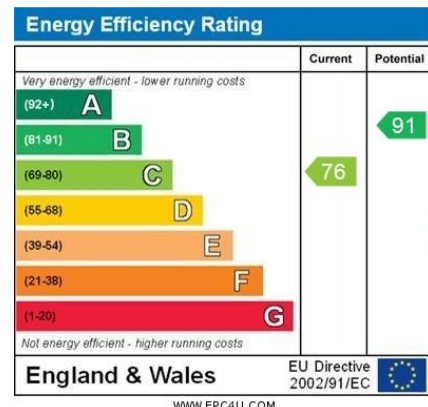
West Northamptonshire Council.

Tel: 0300-1267000

Council Tax Band- B



Total area: approx. 49.7 sq. metres (535.2 sq. feet)



Howkins & Harrison

14 Bridge Street, Northampton NN1 1NW

Telephone 01604 823456

Email property@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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